

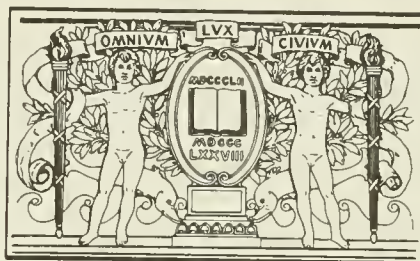
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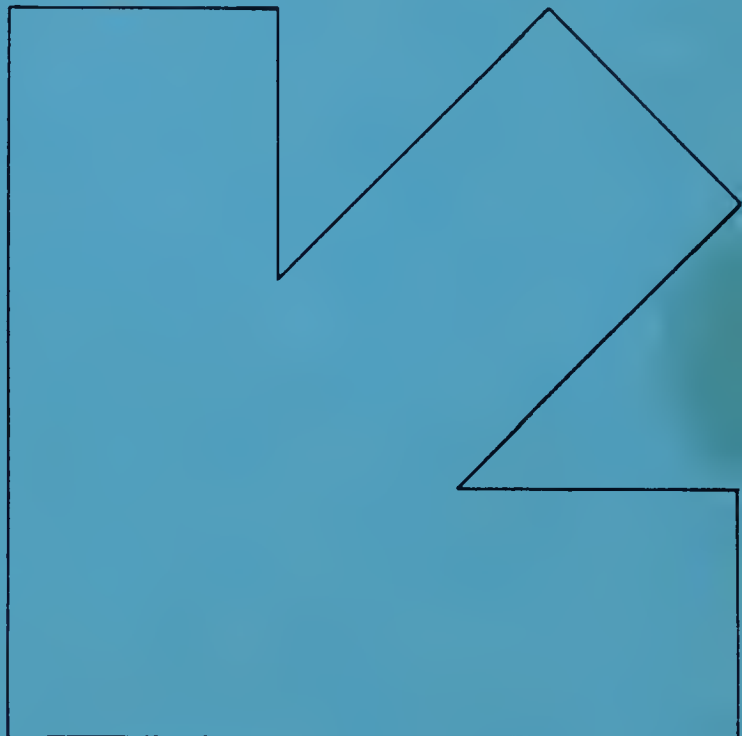
THE BOSTON PLAN



CITY OF BOSTON / Kevin H. White, Mayor

~~BOSTON~~ ~~PLANNING AUTHORITY~~

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Blue Hill
Avenue

Application For
Urban Development
Action Grant

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CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

JAN 30 1978

Mr. Edward T. Pollack, Acting Area Office Director
Department of Housing and Urban Development
Area Office
15 New Chardon Street
Boston, MA 02114

Dear Mr. Pollack:

Transmitted herewith is an application for Federal financial assistance to the City of Boston in the amount of \$7,681,200 under the Urban Development Action Grant Program. Submission of this application has been authorized by City Council.

In support of the Boston Plan, these funds are required in order to carry out programs proposed for the Blue Hill Avenue UDAG project.

Approval of this project will result in furthering the objectives of the Boston Plan and will stimulate private investment, expand job opportunities for Boston residents, and increase Boston's tax base.

I urge your approval of this important Urban Development Action Grant Program.

Sincerely,

Kevin H. White
Mayor



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
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Sincerely,

Kevin H. White
Mayor

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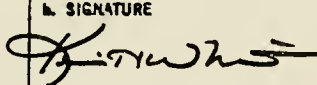
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PART I
APPLICATION FOR FEDERAL
ASSISTANCE

SF-424 REPLACES HUD-7015(11/75) Application for Federal Assistance

OMB Approval No. 29-R0218

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	3. STATE APPLICATION IDENTIFIER	4. NUMBER 77121835
1. TYPE OF ACTION ☐ PREAPPLICATION ☒ APPLICATION (Mark appropriate box) ☐ NOTIFICATION OF INTENT (Opt.) ☐ REPORT OF FEDERAL ACTION		b. DATE Year month day 19 78 / 1 / 3	b. DATE Year month day ASSIGNED 19 77 / 12 / 27	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : City of Boston b. Organization Unit : c. Street/P.O. Box : One City Hall Square d. City : Boston e. County : Suffolk f. State : Mass. g. ZIP Code : 02201 h. Contact Person (Name & telephone No.) : John Drew (725-4197)			5. FEDERAL EMPLOYER IDENTIFICATION NO. E-046-001-380	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Blue Hill Avenue (see description in notification of intent, page 4)			6. PRO-GRAM (From Federal Catalog) a. NUMBER : b. TITLE : Urban Development Action Grant	
8. TYPE OF APPLICANT/RECIPIENT A-State B-Interstate C-Substate D-Country E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter ☒ E			9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) ☐ A	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Boston, MA		11. ESTIMATED NUMBER OF PERSONS BENEFITING 638,000		12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter ☐ A
13. PROPOSED FUNDING a. FEDERAL \$ 20,213,200.00 b. APPLICANT 13,750,000.00 c. STATE 3,000,000.00 d. LOCAL .00 e. OTHER * 11,700,000.00 f. TOTAL \$ 48,663,200.00		14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT 8, 9 & 11 b. PROJECT 9 & 11 c. PROJECT START DATE Year month day 19 78 4 1 d. PROJECT DURATION 36 Months e. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 78 1 31		15. TYPE OF CHANGE (For 12c or 12e) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify): N.A. Enter appropriate letter(s) ☐
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Department of Housing and Urban Development				21. REMARKS ADDED ☐ Yes ☒ No
22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.		b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: (1) Office of State Planning ☒ ☐ (2) Metropolitan Area Planning Council ☒ ☐ (3) ☐ ☐		
23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE Kevin H. White, Mayor		b. SIGNATURE 		c. DATE SIGNED Year month day 19 78 1 30
24. AGENCY NAME				25. APPLICATION RECEIVED Year month day 19
26. ORGANIZATIONAL UNIT		27. ADMINISTRATIVE OFFICE		28. FEDERAL APPLICATION IDENTIFICATION
29. ADDRESS				
31. ACTION TAKEN ☐ a. AWARDED ☐ b. REJECTED ☐ c. RETURNED FOR AMENDMENT ☐ d. DEFERRED ☐ e. WITHDRAWN		32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		33. ACTION DATE Year month day 19
34. FEDERAL AGENCY A-95 ACTION		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. STARTING DATE Year month day 19
37. REMARKS ADDED ☐ Yes ☐ No		38. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)		

B. PROJECT APPROVAL INFORMATION

Item 1

Does this assistance request require State, local, regional or other priority rating?

No

Item 2

Does this assistance request require State or local advisory, educational or health clearances?

No

Item 3

Does this assistance request require clearinghouse review in accordance with OMB Circular A-95?

Yes, by the Metropolitan Area Planning Council and Office of State Planning (see Attachment I-1).

Item 4

Does this assistance request require State, local, regional or other planning approval?

No

Item 5

Is the proposed project covered by an approved comprehensive plan?

Yes, the City's General Plan which is on file at Boston City Hall.

Item 6

Will the assistance requested serve a Federal installation?

No

Item 7

Will the assistance requested be on Federal land or installation?

No

Item 8

Will the assistance requested have an impact or effect on the environment?

Yes, potential impacts of the proposed project are expected to affect principally the social environment, air quality, noise levels, traffic circulation, utility systems, economic development and aesthetics. Overall, the project is expected to result in a major upgrading of a severely deteriorated section of the City of Boston, including revitalization of housing and commercial resources and the creation of employment opportunities for low income residents. Appropriate mitigation measures will be taken to reduce or minimize potential adverse impacts.

Item 9

Is there other related assistance on this project previous, pending or anticipated?

Yes

<u>AGENCY</u>	<u>PROGRAM</u>	<u>AMOUNT</u>	<u>CATALOGUE NUMBER</u>
D.O.T.	Urban Systems	\$7.0 mil.	20.500
D.O.C.	EDA Title I	\$2.2 mil.	11.300
D.O.L.	Discretionary Fund	\$0.2 mil.	None
H.E.W.	Adult Basic Education	\$0.6 mil.	13.400
H.U.D.	C.D.B.G.	\$7.6 mil.	14.218
L.E.A.A.	Alarm Service	\$0.3 mil.	16.502
H.U.D.	312 Loans	\$1.3 mil.	14.220
D.O.L.	C.E.T.A.	\$4.8 mil.	17.232
D.O.C.	S.B.A. Loans	\$0.9 mil.	59.003

Item 10

Is the project in a designated flood hazard area?

No

Item 11

Is the proposed project intended to facilitate the relocation of industrial or commercial plants or facilities from one area to another (excluding moves within a metropolitan area)?

No



KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

Mr. Frank Keefe
Director of State Planning
State Clearinghouse
Room 2101
One Ashburton Place
Boston, MA 02108

Dear Mr. Keefe:

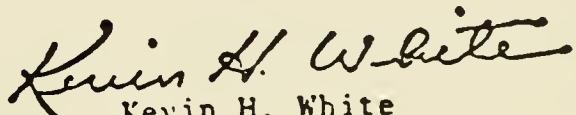
In response to the requirements of OMB Circular A-95, I am submitting herewith the Notice of Intent Forms for the City of Boston's programs proposed to be carried out under the Urban Development Action Grant Program.

The City proposed to concentrate UDAG funds on activities in support of the Boston Plan. Four project areas have been selected which contribute toward achieving City goals for economic development, job creation, neighborhood revitalization, and assist in leveraging private investment. These project areas are: the Charlestown Shipyard, the Boston Marine Industrial Park, Lafayette Place, and the Sav-Mor neighborhood along Blue Hill Avenue in Roxbury.

The Notice of Intent Forms contain preliminary program descriptions and tentative budgets as required. It should be understood, however, that the City is pursuing its Community Participation Plan developed for the Urban Development Action Grant Program and is currently holding public meetings in affected neighborhoods to discuss community needs, program goals and activities proposed for funding.

Given the deadline for filing formal applications with the Department of Housing and Urban Development of January 31, 1978, and the fact that the HUD application procedures are still in draft form, I am requesting that the A-95 process be either expedited or that the final review be waived by your office and by the Metropolitan Clearinghouse.

Sincerely,


Kevin H. White
Mayor

DEC 20 1977

Notice of Intent Form

To apply for federal funds for programs covered by the Office of Management and Budget (OMB) Circular A-95

To be filed at least 30 days prior to submission to federal agency

APPLICANT

Name City of Boston
Address One City Hall Square, Boston, MA 02201
Telephone Number 725-4196 (Office of Federal Relations)
Name and title of person to receive correspondence John Drew, Director of Federal Aid, Office of Federal Relations

Name and title of contact person (if different)
Philip Zeigler, (Boston Redevelopment Authority)
Marilyn Swartz Lloyd, (Office of Federal Relations)

PROJECT

Title Blue Hill Avenue
Location of project/impact area Boston, Mass. Roxbury
Starting date and project duration April 1, 1978 - 1982

FUNDING AGENCY

Name Department of Housing and Urban Development
Federal Catalogue Program Number - -
Estimated date of submission to federal agency January 31, 1978

FUNDING REQUEST

Federal Urban Development Action Grant Program - \$6,623,700
State _____
Local _____
Other _____
Total _____

PROJECT SUMMARY

Please include at a minimum: narrative description of project, budget and/or cost estimate, and locus map (where applicable). The narrative might include a statement of need, program objectives, coordination with other agencies, citizen involvement, past performance (in the case of continuing programs), and environmental assessment where appropriate. (Use additional sheets where necessary.)

See attachment

Sent to OSP and Metropolitan Area Planning Council on December 20, 1978
(Name of Regional Clearinghouse) (Date)

Prepared by Philip Zeigler
(Type or Print Name) (Signature)

NOTE

Send white copy to State Clearinghouse, Office of State Planning, Room 2101, One Ashburton Place, Boston, MA 02108. (Phone (617) 727-4154). Send yellow copy to Regional Clearinghouse, retain pink copy for your records.

To be filled in by State Clearinghouse SCI _____

BLUE HILL AVENUE

Project Summary

The Blue Hill Avenue Neighborhood Program is a comprehensive long-term approach to reverse the cycle of disinvestment and abandonment to investment and revitalization.

For the past fifteen years the Blue Hill Avenue corridor has stood for the image of deterioration for most Boston residents. During the late 1960's the four mile area underwent several racial changes, substantial disinvestment and subsequent abandonment. Banking, insurance, and real estate services soon became dependent on subsidy programs to operate. By the middle part of the 1970's for a substantial portion of the corridor, the private market was non-existent.

In the summer of 1977, the City established the Blue Hill Avenue Commission, composed of local residents and agencies to formulate a plan and oversee the revitalization and redevelopment of the corridor. The City and the Commission are looking for improvements which substantively change the basic economic and social character of the neighborhood.

In achieving this, the City proposes a project focusing on job development and business district revitalization while encouraging existing residents to rehabilitate their homes through a variety of housing and public improvement geared toward encouraging increased loan and mortgage activity from the banks.

Proposed Use of UDAG Funds

The total cost of the UDAG Blue Hill Avenue Project will be \$6,623,700. The activities carried out under this program will be focused in the Dudley Station and Grove Hall commercial areas and in the Sav-Mor residential area between these two commercial centers between Blue Hill Avenue and Warren Avenue.

1. Residential Revitalization

a. Public Housing

Withing the project area is the 774 unit Orchard Park Housing Project. This project with 115 vacant units, and a generally deteriorated condition must be revitalized so that the investment potential of the Crosstown Industrial Park and the surrounding neighborhood can be realized, in addition to creating a better living environment for the tenants themselves. UDAG funds in the amount of \$1,000,000 will be used to carry out priority improvements to this Housing Project.

b. Private Housing

The diverse housing stock and rehabilitation needs throughout the target area demand a variety of program objectives and implementation mechanisms.

The UDAG Program proposes a series of actions to be carried out directed toward the revitalization of this residential neighborhood. Included will be an expansion of the City's Housing Improvement Program, Rehabilitation advances, expanded Homesteading program, and public improvements. The total cost of these are estimated at \$4,323,700.

2. Business District Revitalization

In recent years, Dudley Station - Roxbury's "downtown" - has been plagued by retail disinvestment, leaving community residents with few convenient supermarkets and general merchandise stores to choose from.

Problems such as crime, physical deterioration, excessive vacant land, and lack of commitment by the major chains have placed a damper on investment.

Although Grove Hall in a little over a decade has gone from being a healthy shopping area to having numerous vacancies and a surplus of non-retail uses, there is an emerging optimism which gives revitalization hope. Grove Hall remains the most centrally located of Roxbury's business districts and is a hub for bus routes which reach all parts of Roxbury and Dorchester.

The UDAG Program will invest an estimated \$1,300,000 in these commercial areas for basic public improvements and, rehabilitation loans and grants.

1,000,000
4,323,700
1,300,000
46,23,700



THE COMMONWEALTH OF MASSACHUSETTS

OFFICE OF STATE PLANNING
JOHN W. MCCORMACK BUILDING ROOM 2101
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108
(617) 727-5066

MICHAEL S. DUKAKIS
GOVERNOR

FRANK T. KEEFE
DIRECTOR

RECEIVED

JAN 06 1978

MAYOR'S OFFICE

December 29, 1977

JAN 6 - 1978

Mayor Kevin H. White
City Hall
Boston, MA 02201

Attention: John Drew, Director of Federal Aid

Dear Mayor White:

We have received the City's notice of intent to apply for four Urban Development Action Grants from HUD totaling \$26,396,560. These proposals will be listed in the A-95 Review Monitor on December 30, 1977, providing all interested state agencies with the opportunity to review and comment on your proposals prior to the January 31, 1978 application deadline.

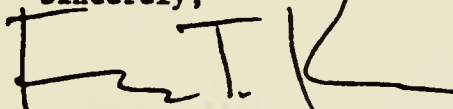
It was clear in mid-December that the timing requirements of the A-95 process could provide an obstacle to any community meeting the deadline for UDAG application filing during the first funding round. At that time, Tenney Lantz of my staff contacted the UDAG staff at HUD in Washington who assured her that normal A-95 procedures will be waived for this round and A-95 review of the application itself can be concurrent with submission of the application to HUD. It is anticipated that this waiver will be contained in the final UDAG regulations expected to be published early next week.

On the basis of the information from HUD, we have asked all applicants for the first UDAG round to submit the notice of intent information as early as possible to be followed by the application on or before January 31, 1978. We hope to complete the review based on the notice of intent providing applicants with a sign-off letter in time to be included with their application. However, we must reserve the right to review the full application in the event any concerns or issues arise during the initial review.

I hope this sufficiently explains the UDAG A-95 process for you. If you have any questions or wish to further discuss the review of your proposals, please contact Curt Danforth, Clearinghouse Coordinator, at 727-4154.

Finally, we wish you success in your application for UDAG funds and will look forward to receiving copies of the applications.

Sincerely,

A handwritten signature in black ink, appearing to read 'FTK', with a long horizontal stroke extending to the right.

Frank T. Keefe
Director of State Planning

/lms
cc: MAPC

PART II
URBAN DEVELOPMENT ACTION
PROGRAM



**COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)**

1. NAME OF APPLICANT City of Boston	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
	4. PROGRAM YEAR (Entitlement Applicants Only) FROM: 7/1/77 TO: 6/30/78	

Statement of Needs - General

Needs of Boston residents are considerable and complex. In many ways they are similar to those of residents of other, older, northern cities. However, in many ways the needs of the City of Boston, as an institution responsible for meeting the needs of its residents, are perhaps more considerable and complex. In fact, the restrictions placed upon the City of Boston's ability to serve its residents may make the imbalance between the needs of the residents and the resources to serve those needs greater than that of New York City, or any other major central city.

Limitations which the City of Boston faces when trying to serve its residents are numerous and varied.

Boston is the only major U.S. city which has no major revenue raising power besides the property tax; nearly 70% of the City's revenues come from property taxes, a percentage far greater than all other major U.S. cities.

Boston is the twenty third largest city in the U.S., but is the center of the sixth largest metropolitan area. This means that Boston is the regional center, place of employment, etc. for a group of non-residents which exceeds the resident population by over 500%, a percentage which far exceeds that on any other major U.S. central city. Every working day approximately 350,000 people enter this city of 650,000 to work, using the City's traffic, water and sewer systems, relying on the City's police and fire systems, but not paying anything to the City.

Boston has the highest proportion of tax exempt property of any major city in the U.S. It serves as the regional center for the federal government, the state capital, the location of the world's 8th busiest airport, and a national center of educational, medical, and religious facilities, all activities which pay no property taxes. While there is no question that these activities provide major cultural benefits to the City and economic benefits to the region, the City suffers a very large direct economic loss and no net indirect economic benefit.

Because Boston constitutes such a small proportion of the SMSA, and because lower income groups normally are found predominantly in central cities, there is only a small proportion of the City which can be considered middle and upper income; over 75% of the households in the City have an income which is less than the median for the SMSA. Therefore, the majority of City residents who are impacted by the property tax are in the low and moderate income categories, precisely the categories in which the property tax has been shown to be most regressive.

Finally, state and federal aid, both direct and indirect, have decreased substantially in the last few years, and there is no assurance that such aid will increase in the future.

Within these severe limitations, the City must attempt to serve the needs of its residents which are considerable, as mentioned earlier, and it must attempt to attract more middle and upper income persons to live in the City. However, because of these financial limitations, the City may only be able to address one or two of the most serious problems, the ones which it can have the most impact on for the least amount of expenditures.

Source: Bureau of the Census, U.S. Department of Commerce, 1973; 1970 U.S. Census

Jobs and Income

The most pressing need of the residents of the City is for more jobs and income. Only when the unemployment rate, which is currently 10% in the City, has been cut to 5% or less and the median income of City households approaches that of the SMSA will there be real opportunity for most residents to deal with most of their needs. The City's greatest need, both as a governmental body and as a social entity, is a healthy private economy in which City residents have real and growing opportunities to participate. In the past 25 years, Boston has suffered the loss of over 60,000 manufacturing type jobs, including 5,000 production type jobs in Charlestown Navy Yard and the South Boston Naval Armory. While the job loss in this and other categories had been more than offset by increases in the service type categories, in 1970, when there were over 574,000 persons employed in the City, the national recession and federal employment reductions have resulted in the loss of over 50,000 jobs in the past 5 years, with the largest losses in the manufacturing and trade categories, both of which contain high proportions of City residents. During this same period, the number of jobs in the service sector has increased by over 15,000. However, studies have shown that City residents have only gotten 1 out of every 3 new service jobs.

The City's greatest need is (1) to share in the nation's economic recovery, thereby regaining some, if not all, of the jobs lost in the last five years, and (2) to develop mechanisms to train City residents to compete much more successfully for newly created service type jobs, as Boston continues to be a national leader in this employment sector.

Source: Boston Employment Trend, Ganz, Menconeri, Etilin, Boston Redevelopment Authority, 1975; Mass. Department of Employment Security.

1. NAME OF APPLICANT City of Boston	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
	4. PROGRAM YEAR (Entitlement Applicants Only) FROM: 7/1/77 TO: 6/30/78	

Housing

Needs of the City and its residents in the housing area are also very closely related, and the satisfaction of needs is dependent to a very large extent on successfully meeting the economic needs of the City and its residents. As stated above: only when people have steady, adequate incomes, will they be able to pay the costs of maintaining and upgrading the City's housing stock, and create demand for new housing construction at a significant scale. With such maintenance, improvement, replacement and expansion of the City's housing stock, a major portion of the City's tax resource, real property, will deteriorate, and along with it, the City's ability to finance services for its residents. The phenomenon of housing abandonment is, of course, the most visible and immediate type of negative impact on the City's housing supply and tax base, but a potentially more serious problem is extended deferral of maintenance on a large portion of the City's housing stock in all neighborhoods, which is possible in a period of limited economic resources, if owners begin to lose confidence in their neighborhoods.

At this background, the City's greatest housing needs are clear; it must develop ways to insure that housing abandonment does not spread into neighborhoods where it is not presently a serious problem, and it must develop programs to encourage persons, both owners and renters, to pay the money necessary to maintain and improve the existing housing in neighborhoods where they might not otherwise make such economic commitments. Conceptually, these two can be combined in the following statement:

The City's greatest housing needs is a large and steady increase in the number of persons, both residents of the City and non-residents, who consider the neighborhoods of the City to be reasonable residential options, not just places to live and retreat because of either economic or racial factors.

Boston can and must make substantial progress toward meeting this need, it must receive help from regional, state and federal officials in changing the factors which discourage middle and upper income families from living in the City. These factors often prevent minorities and low income persons from living outside the City. Only when a significant proportion of minorities and low income persons living in Boston feel they are doing so out of preference rather than necessity, will these persons make a significant and extended commitment to the maintenance and improvement of their housing, and neighborhoods.

Boston has made considerable progress in encouraging homeowners to improve their properties through the Mayor's Housing Improvement Program and the Revival Program, there are still many who cannot afford, or obtain financing for, the costs of rehabilitation; the elderly, minority and low income persons living in areas of generally poor housing quality are in this category. In many neighborhoods the presence of unmaintained vacant land and vacant buildings is a problem; the threat of arson are serious deterrents to housing maintenance and improvement; there is a clear need to handle these problems more successfully. At present there are approximately 2000 abandoned dwelling units in the City and large parcels of vacant land containing roughly 150 acres.

As stated above, one of Boston's greatest needs is an increase in the number of housing units available to minority and low income persons in cities and towns surrounding Boston. Only by increasing the geographic dispersion of housing opportunities for these groups will the housing have a chance of being adequately maintained and possibly improved. By removing the restrictions, on these groups, they will have far greater opportunities to move to places close to their services they use, or places they prefer for other reasons, thereby increasing the proportion of their income they are willing and able to spend for housing. This increased availability outside the City could create pressure on landlords in the City to maintain their buildings to attract tenants. However, this need can only be addressed by adequate funding of subsidy programs by the state and federal governments and more energetic and widespread enforcement of state and federal anti-discrimination statutes throughout the S.M.S.A.

Source: Boston Redevelopment Authority, Research Department.

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)**

1. APPLICANT City of Boston	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
	4. PROGRAM YEAR (Endowment Applicants Only) FROM: 7/1/77 TO: 6/30/78	

Neighborhood Business Districts

Boston's residential neighborhoods grew up around neighborhood business districts which in most neighborhoods are located along major arterials, but in some are centered around major intersections or squares. To a remarkable degree, the strength and condition of such neighborhoods' housing is mirrored by the strength and condition of its business district. The condition of a neighborhood business district is important to the strength of the whole neighborhood for several reasons:

In most neighborhoods, the business district is the one part of the neighborhood which most residents see frequently, even if only to purchase a Sunday paper. This makes it a critical factor in the residents' perception of the neighborhood: If several houses on one residential street start to deteriorate only the residents of that street are or two intersecting streets are likely to be aware of this change and perhaps lose confidence in their neighborhood, thereby creating the potential for decreased housing maintenance and outmigration in this small area, but if all stores in the business district begin to deteriorate, become vacant or are burned out and not repaired, nearly everybody in the neighborhood, perhaps 10,000 to 20,000 households, becomes aware of this situation very quickly. Resulting widespread loss of confidence can greatly speed the process of neighborhood decline.

The neighborhood business district is also the only part of the neighborhood which most non-residents are likely to see when they come into the neighborhood. Often the impressions that persons such as bankers, appraisers, insurance companies, prospective tenants and purchasers have of a neighborhood can be greatly influenced, either positively or negatively, by the quality of the business district, and these people's impressions are critical to the health of a neighborhood.

A healthy business district is important to a neighborhood because of the services it provides. For elderly and low income persons who do not have cars it is usually the primary place where they purchase food, drugs, clothing and other necessities. Availability of a wide variety of services and products is a benefit to all residents in terms of convenience, even if they do not use the business district regularly.

A clear need for viable neighborhood business districts is not nearly as difficult to meet as it may have seemed several years ago. Due to the increases in group purchasing associations, franchised operations, and the expansion into business districts of retail chains which were formerly found only in shopping centers, several of Boston's neighborhood business districts are economically healthier than they were in the recent past. By providing critical services and facilities, such as footpatrolmen and off-street parking, the City can promote the improvement of most of its neighborhood business districts.

Capital Improvements

A neighborhood's stability is also directly related to the presence and quality of capital improvements. While in the past many neighborhoods have needed major new or renovated buildings, this is no longer true because over the past several years the City has constructed or renovated major public buildings throughout the City.

The City's greatest need at present, and for the foreseeable future, particularly in light of the current fiscal situation, is to improve the capital facilities which everyone uses and which can make the City a safe and attractive place to live. Streets, street lights, parks, sidewalks, and water and sewer lines. These facilities are critical to the satisfaction of residents with their neighborhood as a place to live. However, to insure that each capital activity is beneficial to the neighborhood as possible, each activity must be coordinated with the activities designed to meet the other needs already described. Construction of a new street, or replacement of sewer and water lines in one year will not benefit a neighborhood for very long unless other activities continue for several years to meet the needs of residents which arise on a continuing basis and can only be satisfied by continuing programs and expenditures.

Source: Public Facilities Department, City of Boston.

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)**

1. APPLICANT City of Boston	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
	4. PROGRAM YEAR (Entitlement Applicants Only) FROM: 7/1/77 TO: 6/30/78	

Neighborhood Services

For City neighborhoods to remain healthy and become stronger, people of all ages must want to live in them. One of the factors which is very critical to maintaining a neighborhood's attractiveness, particularly to its present residents, is the availability of basic human services, including health services.

Residents cannot find a family doctor in their neighborhood, they may seriously consider moving. Private physicians provide only 40% of all ambulatory visits to City residents at present. Since the median age of all private physicians is 57 years and one fourth of them are 65 or older, the steady decline in the number of private physicians practicing in the City will continue for many years. Clearly the City needs a system to insure that its residents have convenient access to reasonably priced primary health care. In addition, the City and its residents need an equitable system to finance this health care for those who cannot afford it, such as a national health care insurance program.

All residents need to be assured of the availability of primary health care, certain groups in the population have additional service needs. Many elderly residents need special transportation services. Many low income families subsidized day care program to allow the adults to work or search for work. While the financial cost of meeting these needs is not very great, in comparison with the cost of meeting the housing needs, the importance of meeting these needs is very great. If they are not met, many people will want to move out of their neighborhood. Rough housing conditions may not be deteriorating. Even if most people do not succeed in leaving, the impact of widespread desire to do so on a neighborhood can be devastating, as Boston witnessed in several neighborhoods in the late 1960's.

Source: Boston Neighborhood Health Survey, ABT Associates, 1974.

Urban Renewal

The City needs to complete several urban renewal projects. The large majority of these are residential in nature, and completing them expeditiously these areas and the areas surrounding them will be substantially improved. This will address the need to support and increase residents confidence in their neighborhoods and to encourage private investment on a continuing basis.

Source: Boston Redevelopment Authority.

Groups With Special Needs

In addition to the citywide and neighborhood specific needs there are a number of groups who because of a lack of opportunities, income or an inability to speak English adequately have very special identifiable needs.

New immigrants and others with English language problems. These groups are predominantly Cape Verdean, Puerto Rican and Chinese. Because of their limitations in speaking the English language the accessibility to jobs for these groups is extremely limited.

Unemployed minority males. There is a relatively high proportion of unemployed adult and teenage minority males. This disproportionate unemployment has had a serious impact on these residents' ability to earn an adequate income. Many members of these groups are competing for a very limited number of jobs requiring a similar level of skills.

Low income - single parent families. There are special limitations on the parents of these families. These parents are primarily women, who in order to support their families and pursue their work, must leave their children in a day care facility. It is necessary therefore that such facilities be made available at low cost.

Low income homeowners who have no previous experience as homeowners. Often times people of low income, when purchasing a home are unaware of what is required to maintain that home. It is essential therefore that the technical knowledge required for home maintenance be provided to these homeowners.

American Indians. There are approximately 1,000 to 2,000 American Indians in the City of Boston. The particular needs of this group lie largely in the areas of education and employment. There is a need among these native Americans to maintain their culture and heritage in an educational system which is overwhelmingly dominated by white Americans. Another major need area is improved income and employment opportunities. Nation wide this group has the lowest per capita income of any ethnic group, the highest infant mortality rate, lowest life expectancy and the highest incidence of alcoholism.

Source: Bureau of the Census, U.S. Department of Commerce 1973; 1970 U.S. Census, Massachusetts State Department of Employment Security.

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(STATEMENT OF NEEDS)**

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Source: Bureau of the Census, U.S. Department of Commerce 1973; 1970 U.S. Census, Massachusetts State Department of Employment Security.

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

NAME OF APPLICANT City of Boston	2. APPLICATION NUMBER	3. ☒ ORIGINAL ☐ AMENDMENT
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Term Objectives

In the long run, a major objective for Boston is to improve the quality of life for all residents by strengthening the City's economy, developing fiscal and tax reform and expanding private investments. Principal goals include the creation of a significant number of new jobs, a growth in family income, and reduction in poverty. Not only will the City attempt to improve the economic conditions of the existing population, but will also attempt to attract young and middle income people and families back to the City.

The City will attempt to help alleviate the persistent pressures of the property tax the City has filed a number of bills with the legislature. At the same time that tax reform is pursued the City will cut operating costs and seek out funds which will assist the City in maintaining existing services and programs.

In addition, efforts are underway to make the physical, financial, social, and cultural advantages of living in Boston. Community development funding would complement other public investments to encourage the larger private investment needed to achieve the long-term goals.

Needs A

Jobs and Income

The service activity economy has a potential for providing upwards of 100,000 additional jobs over the next decade through the expansion of services provided by downtown offices, medicine, and higher education. Industrial development, based on the City's industrial development planning, involves a target of 5,000 net new manufacturing jobs over the next decade. Recent conversions in the City's leather district indicate that the City is enjoying a competitive position for certain types of manufacturing space.

There is a strong correlation between improved employment status and the overall process of neighborhood stabilization. Therefore, the City will undertake a major effort to improve the capture rate of new jobs for City residents by instituting affirmative actions programs for downtown jobs, developing occupational resource centers for technical training, improving the quality of education and developing new jobs in appropriate areas of the City.

Increased employment opportunities and better jobs will bring higher levels of income to City residents, and thereby narrow the gap between the median income level of the City and that of the metropolitan area.

Needs A-1

Housing

During the coming years, the City's long-term objective is to increase residents' confidence by reversing disinvestment and promoting investment through growth in jobs and income, commitments to public capital improvements and incentives for housing rehabilitation.

Programs for housing rehabilitation call for bringing all of the City's housing up to code standards over a 10 year period at an estimated investment cost of \$300 million. Some 50,000 dwelling units have a rehabilitation need costing \$2,000, and for 11,000 dwellings the average cost is estimated at \$8,000. Most of this would be privately financed, but a portion would require public subsidy if it is to be done. An estimated 1,000 structures (3,000 units) are considered feasible for rehabilitation. Demolition and site clearance will be carried out for these properties. In the face of disinvestment and abandonment the City will encourage the transfer of non-owner occupied structures to owner occupants.

In certain sections of the City new construction will be encouraged to meet the needs for new and replacement housing, to accommodate an anticipated population increase. Dwellings for the elderly will emphasize mixed occupancy developments. New housing for other low and moderate income households will be built in stable and rising neighborhoods within mixed-income developments. The role of public investment in housing rehabilitation and new construction is to encourage larger private investment necessary to revitalize neighborhoods.

Needs A-2

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

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Neighborhood Business Districts

The City's long-term objective in neighborhood business districts is to rehabilitate those business centers which are part of the process of neighborhood revitalization. Public investment will be concentrated in these business centers to make them more economically competitive, more attractive, and safer to potential investors and residents.

A major objective within the Neighborhood Business District Program is to leverage investment of existing and potential business men in their store and business area and to organize the businessmen into strong business groups.

Needs A-3

Capital Improvements

In the past 10 years the City has implemented an ambitious Capital Improvement Program in non-renewal as well as in renewal neighborhoods. Although an emphasis was placed on facilities such as parks, schools, libraries, police stations, considerable investment was also made in the City's long-neglected infrastructure - sewers, streets, sidewalks, and lighting. Over the next decade the City will decrease its past emphasis on new construction projects and concentrate more heavily on rehabilitation and infrastructure improvements. Projects will be selected in such a way as to advance neighborhood revitalization and encourage private investment, especially in housing rehabilitation, new housing and neighborhood business districts.

Needs A-4

Neighborhood Services

In providing neighborhood services, the City's long-term objective is to ensure a consistent and comprehensive pattern of delivery of essential human services in its neighborhoods, whether funded from federal, state, local, or private sources. In particular, programs and facilities that increase the accessibility of primary health care, day care, and other services at the neighborhood level will be encouraged and supported in order to develop a comprehensive system for service delivery.

Needs A-5.

COMMUNITY DEVELOPMENT PLAN SUMMARY
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Urban Renewal

the City's long-range objective to complete those remaining urban renewal activities which are essential to the success of its urban renewal projects, and to retire outstanding urban renewal loans.

Special Needs A-6

Groups With Special Needs

Over the long-term the City's objectives in terms of these groups is to improve their income opportunities as well as to services.

New immigrants and others with English language problems. The city's long range objective with these groups is to encourage them through the Little City Hall system to participate in governmental services and promote the availability of other services delivered by non-profit organizations; as well as provide an environment which will attract private enterprise to provide more employment opportunities.

Unemployed minority males. The City's objectives are the promotion of both training and employment opportunities.

Low income - single parent families. Over the long term the objectives are providing a positive job environment for this predominantly female population and increase and improve facilities for child care during working hours.

Low income homeowners. Promote an environment which permits homeownership for this group as well as their access to the required financing. In addition over the long term within the context of City housing policies and programs provide necessary technical assistance where possible.

American Indians. Over the long term promote job training and employment opportunities.

Special Needs A-7

PART III
PROJECT DESCRIPTION

PART III-----PROJECT DESCRIPTION

A. PROJECT GOALS AND OBJECTIVES

For a number of years Blue Hill Avenue has served as a symbol of change, disinvestment and abandonment. In fact, however, while there are many areas which have boarded storefronts, abandoned buildings and vacant lots, there are also areas of commercial activity and neighborhoods which are good places to live.

Developing strategies for an area as diverse as this is obviously complex. Working together with the Blue Hill Avenue Commission, the City has developed a strategy which capitalizes on existing strengths and emerging opportunities rather than develop specific plans for each parcel in the project area as was the case with renewal programs. Concentrating public investment in these areas now will develop a market strength which will enable the private sector to assume increasing financial responsibilities while public investment gradually decreases.

This UDAG application is the first step in a series of investment strategies for the Blue Hill Avenue Corridor.

MAJOR GOALS AND OBJECTIVES

The overall goal of the Blue Hill Avenue UDAG project is to provide an adequate amount of incentives to encourage property owners and businessmen to invest in their buildings and property so that the overall neighborhood can benefit.

More specifically the objectives of the project are to:

1. Treat existing abandoned buildings either through home-steading or demolition.
2. Rehabilitate and develop processes to deal with buildings owned by absentee landlords.
3. Provide sufficient incentives for low income homeowners to re-habilitate their properties.
4. Improve living conditions for renters as well as homeowners.
5. Rehabilitate existing streets, sidewalks and utilities where necessary and where there is evidence of rehabilitation commitment from property owners.
6. Eliminate the problems which exist between public housing and the surrounding areas.
7. Create jobs and develop minority enterprises which will reduce unemployment.

8. Provide adequate job training to enable local residents to benefit from the increased investment.
9. Improve shopping opportunities for the area's residents.

B. MAJOR PROJECT ACTIVITIES

Major projects to be carried out with total UDAG funding of \$7,172,000 are described below:

1. Neighborhood Improvement Programs (\$5,620,000)

a. Homesteading (\$1,050,000)

The City will develop a new Homesteading area to mesh with other housing rehabilitation programs now operating in Sav-Mor. The Homesteading Program will improve about 30 salvageable two and three family homes in the area. Rehabilitation costs will be subsidized at approximately \$5,000 per unit to provide properties at a marketable cost. A trained C.E.T.A. work crew will also be used to further reduce costs on labor-intensive work items. The City will contract with a neighborhood based non-profit corporation to operate the program.

The City has also received tentative commitments for \$600,000 in permanent mortgage commitments from local banks for this program.

b. Demolition and Boarding (\$240,000)

Structures incapable of repair will be boarded or demolished with UDAG funds.

c. Incentives to Rehabilitate Absentee-Owned Structures (\$400,000)

The City currently offers 20%, 40% and 50% (elderly) cash rebates to owner-occupants of 1-6 unit dwellings for certain code related repairs. However, in the Sav-Mor area, many absentee-owned structures are in a deteriorated condition and have a negative effect on the neighborhood's confidence. Further, these buildings cause many property owners to disinvest and not to participate in existing incentive programs. The UDAG will support a program which will offer incentives to absentee-owners to rehabilitate their structures. An important part of this program is code enforcement, sensitively operated to penalize unscrupulous landlords and encourage turnover to owner occupants or help landlords providing quality housing to rehabilitate. The program will be operated with local residents and will offer the 20% rebate only.

d. Rehabilitation Advance Program (\$1,300,000)

Rehabilitation funds will be provided to homeowners who cannot afford even a low interest home improvement loan. The advance will be given only for code related improvements and a lien equal to the amount of the advance will be placed on the property. The lien will decrease over a five year period (20% annually). Sale of the property prior to the end of the five year period will result in repayment of a portion of the advance. Thus, some of this money will revolve to assist other homeowners.

e. Infrastructure Improvements (\$1,630,000)

✓ Improvements will be made to the area's residential streets, sidewalks and street lighting system through a large scale public works program. The UDAG funds for this purpose will be supplemented with the expenditure of \$1,350,000 of City capital expenditures for sewer, water and street improvements.

f. Orchard Park Public Housing (\$1,000,000)

This application is for Phase I of a \$6,700,000 rehabilitation project which includes renovation of existing buildings, site improvements and substantial management changes. Its improvement is an integral part of the Blue Hill Avenue Project. Not only are the lives of existing residents affected by the project's condition, but it also has a negative effect on the surrounding area and will continue to deter investment in the Crosstown Industrial Park and the Dudley Station Business District.

UDAG or Special Modernization Funds will be sought for Phase II.

g. Relationship to Other Housing Programs

The UDAG will complement other programs, on-going or anticipated in the project area, such as: (1) the City of Boston's Housing Improvement Program, which provides both incentives and counseling; (2) HUD-funded Section 312 and Section 8 Neighborhood Strategy Program; (3) CDBG-funded demolition and boarding; and (4) CDBG and CETA-funded Open Space Management Program.

2. Industrial Job Training (\$452,000)

The construction of a new crosstown street at a cost of \$10 million in the Spring of 1978 using State capital and Federal Urban Systems funds provides access between the area and the Southeast Expressway. Construction of this street creates opportunities for the development of new industry in the

proposed UDAG area. EDA funds have already been committed to acquire and improve several vacant, publicly-owned sites for new industrial development. The Digital Equipment Corporation has agreed to build on one of the sites and anticipates being operational within the year. Digital is the first major commitment for the Crosstown Industrial Park which anticipates approximately 1,000 jobs. The City is currently preparing another application to EDA for a second industrial parcel to enable the City to assemble and prepare the site for development.

UDAG funds will be used to renovate two structures for a job training center. The center has already had discussions with Digital and is the primary center to prepare area residents for jobs within the Crosstown Industrial Park, as well as other jobs within the City.

The Crosstown Industrial Park is within the UDAG project boundary and HUD's assistance in building renovation for job training programs will complement the City's efforts to attract and retain industrial firms. The Commonwealth of Massachusetts, the City and the U.S. Departments of Commerce (EDA) and Transportation (Urban Systems), and local community groups are also actively involved in the Crosstown Industrial Park.

3. Business District Improvements (\$1,100,000)

✓ The City has been working with the Grove Hall Development Council, a local minority development group, for over two years to transfer foreclosed business properties for rehabilitation. These properties will soon be transferred to the Council and they are prepared to begin basic rehabilitation on 18 properties. In order to leverage the Council's commitment, certain public investments are necessary to develop a more complete rehabilitation of the Grove Hall Business Area including necessary channelization and signalization changes, off-street parking and street, sidewalk and lighting improvements.

These UDAG efforts will complement ongoing City efforts and funding proposals for storefront renovation (SBA and CD monies), new street construction (Urban Systems monies), a central business alarm system (LEAA) and major planning and marketing studies.

C. MARKET AND ECONOMIC FEASIBILITY OF THE PROJECT

✓ The proposed Blue Hill Avenue UDAG project is a comprehensive revitalization program for the Sav-Mor neighborhood in Roxbury. Economic feasibility will be done for specific projects prior to final implementation.

The major transportation improvements (Crosstown Street, New Dudley Street, Replacement Transit Study), new industrial development and increased interest in residential neighborhoods throughout the City and in Roxbury will provide substantial market interest. This situation combined with a substantial funding commitment by the City and Federal Government for infrastructure monies and housing rehabilitation incentives will increase market confidence and investment interest.

D. THE RELATIONSHIP OF THE PROJECT TO EXISTING OR PLANNED FACILITIES AND SERVICES REQUIRED TO SUPPORT THE PROJECT

Construction of the planned crosstown street linking the project area to Boston's regional Expressway network is vital to industrial development and Dudley Station commercial revitalization proposed in this project. This new facility will provide a unique opportunity for extensive development on large tracts of vacant and underutilized land, mostly publically owned, along the former circumferential Expressway corridor. This project is in final stages of design and environmental review, with construction scheduled in the Spring of 1978.

Streets and utilities needed to support residential redevelopment proposed in this project already exist, but in some cases are in need of modernization. Ample City and UDAG funds are budgeted in this project to conduct all needed infrastructure modernization.

E. OWNERSHIP OF THE PROJECT WHEN COMPLETED

The renovated housing and new industry will be privately owned, streets City-owned and Orchard Park public housing Federally owned.

F. IS THE PROJECT IN AN URBAN RENEWAL AREA?

This project is not located within an urban renewal project.

PART IV

HOW PROJECT MEETS PROJECT SELECTION CRITERIA

PART IV-----HOW PROJECT MEETS THE SELECTION CRITERIA

A. IMPACT OF PROPOSED PROJECT ON PHYSICAL, FISCAL OR ECONOMIC CONDITION OF COMMUNITY

1. Provision of Employment

	Low Income		Middle Income		Upper Income		Total	
	% of		% of		% of		% of	
	Number	Total	Number	Total	Number	Total	Number	Total
Number of New Jobs to be Created								
Construction/ Rehabilitation	0	0	0	0	283	100.0	283	100
Non-construction (Permanent)	40	7	500	89	20	4.0	560	100
Number of Permanent Jobs to be Retained	0	0	0	0	0	0	0	100
Total Jobs	40	5	500	60	303	35.0	843	100

Basis of Calculations

(1) Low, Middle and Upper income salary ranges

Mean salary total (1978) = \$12,079

Source: County Business Patterns 1975, Massachusetts, U.S. Bureau of the Census mean salary per employee \$10,150 in Suffolk, Norfolk, and Middlesex Counties combined; assumption of 19% inflation rate April 1975 to April 1978 based on U.S. Bureau of Labor Statistics Boston Area Consumer Price Index.

Based on the above:

Low income salary = 0 - 80% = \$ 0 - \$ 9,663
Middle income salary = 80% - 120% = \$ 9,663 - \$14,495
Upper income salary = 120% + = \$14,495 +



(2) Permanent Job Generation Multipliers

Retail	--	300 sq.ft. per worker
Maintenance	--	(estimate)
Management	--	(estimate)

(3) 1978 Annual Salary for Selected Job Types

Retail	7,200
Parking Lot	5,500
Manufacturing	
Elect. Compon. Assemb.	11,000
Building Services (Maintenance)	7,000

Source: County Business Patterns, 1975, Massachusetts;
Assumption of 19% inflation rate April 1975 to
April 1978 based on U.S.B.L.S. Boston Area
C.P.I.

Total wages assumed at 45% of total construction cost.
Average annual wage for contract construction worker--\$17,500.

Construction worker annual salaries were estimated at \$17,500 per year given 1975 County Business Pattern data adjusted upward for three years' inflation. This figure suggests that all construction jobs generated by the proposed project will fall into the high income category. However, this conclusion seems highly unlikely given variations between trades and seasonal unemployment.

2. Provision of Housing*

	Low Income		Middle Income		Upper Income		Total	
	% of		% of		% of		% of	
	Number	Total	Number	Total	Number	Total	Number	Total
Number of New Units to be Constructed	0	0	0	0	0	0	0	0
Number of Units to to be Rehabilitated	1,300	96	50	4	0	0	1,350	100
Total Units	1,300	96	50	4	0	0	1,350	100

* includes units renovated under HIP and UDAG (advances and homesteading);
excludes those renovated under 312 and Section 8 - Neighborhood Strategy
Program.

Basis of Calculations

Provision of housing requires knowing median family income in the
Metropolitan Area by class:

Median family income (1978) = \$21,653

Source: U.S. Census for Boston SMSA 1970 equals \$13,284; assumption of 63% inflation rate April 1970 to April 1978 based on U.S. Bureau of Labor Statistics Boston Area Consumer Price Index.

THEREFORE:

low income for housing	= 0- 80% = \$	0 - \$17,322
middle income	= 80-120% = \$17,322 -	\$25,984
upper income	=120%+ = \$25,984 +	

3. Improvement of Tax Base

- a. Will project pay full property tax?
 X yes no
- b. Estimated value of property to be added to tax roles: \$ 5,410,000
Estimated value of property to be deleted from tax roles, by demolition of vacant properties: \$(200,000)
Net increase in value of property to be added to tax roles: \$ 5,210,000
- c. Estimated annual property tax to be generated by project: \$ 208,500
Estimated loss of property tax revenues as a result of project: \$(0)
Net increase in property tax revenues (annual): \$ 208,500

4. Other Project Revenues

- a. Will the applicant receive other revenues from the project (e.g., lease payments, loan repayments, sharing in profits)? yes X no

5. Other impacts on the physical, fiscal, or economic condition of community (describe).

The Blue Hill Avenue Area UDAG Project will have a substantial impact on the physical, fiscal and economic condition of the community.

Substantial physical improvements and financial incentives in the residential and commercial areas will enhance other Federal and City sponsored programs already in operation. Public physical improvements will complement major private sector renovations and job producing activities and increase tax revenues as well as job opportunities in this area.

B. IMPACT OF PROPOSED PROJECT ON LOW AND MODERATE INCOME PERSONS AND MINORITIES

1. Relocation/Reclamation

The project involves major renovations to commercial and residential properties. This may result in some minor temporary displacement which is difficult to estimate at present. These activities will be carried out in accordance with Federal relocation regulations.

2. Participation of Minorities in the Proposed Project

The anticipated active participation of minorities in the proposed project will occur through the creation of a local Community Advisory Board, which will assume responsibility for a variety of functions, including but not limited to the following:

- Outreach efforts in terms of generating participation in the various housing programs and in the vacant lot maintenance program.
- Participation in an on-going evaluation process with regard to progress being made and/or in the design of any new programmatic efforts which might need to be developed as a result of the evaluation process.

The Blue Hill Avenue Commission (see #3 below) will assume the basic responsibility for the development of the Advisory Board.

Minority participation will also occur through the non-profit agency which will be developed in order to implement the "Homesteading" program in the Sav-Mor neighborhood.

In addition, the Unity Bank and Trust Company (minority owned and operated) will be actively participating as a local lending institution for all housing programs.

Greater Roxbury Development Corporation is assembling a security improvement program for the Dudley Terminal area for submission to the Law Enforcement Assistance Administration for funding. This program is being developed with the aid of the Dudley area merchants and the City of Boston and increased investment in City police footpatrol.

Dudley Terminal Merchants Association will provide a forum for merchant and property owner involvement in the Dudley area planning program. Beginning in early January, the Association will meet every two to three weeks with City representatives to discuss planning issues and make recommendations. The Association will also coordinate surveys of shoppers and merchants as part of the terminal area's market analysis.

Community Development Corporation of Boston has been working with the Digital Equipment Corporation for over a year. The Occupational Industrial Center is the applicant for the job training facility which would accommodate Digital.

Grove Hall Development Council represents the major property owners in Grove Hall. The City will work with the Council in developing plans for Grove Hall and will provide financial and technical assistance to the Council in executing development projects.

3. Briefly describe any citizen participation beyond the minimum requirements stated in 570.454c(12)(A).

In the Summer of 1977, the City of Boston established the Blue Hill Avenue Commission, composed of local residents and agencies, to formulate a plan and oversee revitalization and redevelopment of the Corridor.

The policy of the City and the Commission is to encourage and facilitate the participation of communities in the long range planning and implementation of projects in the proposed target areas.

Additionally, the Commission functions as the primary agent for neighborhood reclamation in the geographical area called the Blue Hill Avenue Corridor, the Commission communicates community views and priorities, and monitors the implementation of all project efforts undertaken along the Corridor and any other programs affecting the quality of life in the target area.

4. Describe any other impacts of the proposed project, both positive and negative, on low- and moderate-income persons and members of minority groups.

Described above.

C. NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

1. List of Private Participants

Name and Address	Amount	Evidence of Commitment Attached	Estimated Date for Securing Legally Binding Commitment
Grove Hall Development Council	\$ 200,000	Yes	Spring 1978
Digital Electronics New Assembly Plant	\$ 2,800,000	Yes	Summer 1978

1. List of Private Participants

Name and Address	Amount	Evidence of Commitment Attached	Estimated Date for Securing Legally Binding Commitment
Brush Building Rehab Greater Roxbury Development Co.	\$ 750,000	Yes	Fall 1978
Additional Storefront Improvements in Grove Hall & Dudley Station by Merchants	\$ 1,200,000	Yes	Spring 1979
Rehabilitation by existing homeowners and home- steads (assume 1,350 units @ \$5,000 each)	\$ 6,750,000	YES	N.A.
2. TOTAL	<u>\$11,700,000</u>		

2. Participant Selection

Has the applicant reviewed the private participants' qualifica-
tions to complete their participation in the project and found
them to be satisfactory? X yes no

3. Does any member of the governing body of the applicant, or
any officer or employee of the applicant, who exercises any
functions or responsibilities in connection with carrying out
the project, have any direct or indirect personal interest in
the private participants or in properties within the area of
the proposed project?
 yes X no

D. NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION

1. State Sources	Amount	Status	Date by Which Funds Will be Made Available
State Bond Issue for Crosstown Street (State Share of Federal Consolidated Primary Grant - DOT)	\$ 3,000,000	4	Spring 1978
TOTAL	<u>\$ 3,000,000</u>		

E. NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES

1. Federal Sources	Amount	Status	Date by Which Funds Will be Made Available
Department of Transportation (Urban Systems)	\$ 7,000,000	4	Spring 1978
Department of Commerce - EDA	\$ 2,200,000	3	Spring 1978
Department of Labor - discretionary funds for Skills Training Improvement Program	\$ 232,000	6	1978 - 1980
H.E.W. for Adult Basic Education	\$ 600,000	6	1978 - 1980
Small Business Administration (SBA loans)	\$ 900,000	6	1978 - 1980
LEAA Central Business Alarm System	\$ 300,000	6	1978 - 1979
Section 312 Loan Program	\$ 1,300,000	6	1978 - 1980
Subtotal	<u>\$12,532,000</u>		
2. <u>Local Sources</u>			
Capital Budget* (City Bond Issue for sewer, water, streets & sidewalks)	\$ 1,350,000	6	1978 - 1980
Community Development Block Grant*	\$ 7,600,000	6	1978 - 1980
City allocations from CETA local operating budget*	\$ 4,800,000	6	1978 - 1980
Subtotal	\$13,750,000		
3. TOTAL Federal & Local Sources	<u><u>\$26,282,000</u></u>		

* Estimates based on previous experience and current goals (preliminary 3-year projection).

F. EXTENT TO WHICH THE PROJECT REPRESENTS A SPECIAL OR UNIQUE OPPORTUNITY

For the past three years the City has used its Community Development Block Grant funds in such a way as to encourage existing residents to remain and to stem the accelerated rate of abandonment which was prevalent in the early 1970's.

Surveys recently completed by the City indicate that the rate of abandonment has slowed and there is an emerging confidence in certain areas along the Blue Hill Avenue Corridor. Last Summer, the Mayor established the Blue Hill Avenue Commission, composed of local area residents and businessmen, to oversee the revitalization of Blue Hill Avenue. Since then the City has been working with the Commission to develop both long and short range plans for the area. This UDAG application, based on the City's Boston Plan, is a first phase investment program which will capitalize on a number of investment opportunities which have recently emerged in the area including:

1. An increased confidence in the area's residents demonstrating a willingness to invest in their properties.
2. The Digital Equipment Corporation's decision to locate in the project area, specifically to take advantage of the local labor force.
3. The construction of the Crosstown Arterial at a cost of \$10 million which will generate further industrial development interest.
4. The Grove Hall Development Council, a locally based group, which controls the ownership of the majority of the business properties in the Grove Hall Business District.

G. DEMONSTRATED CAPACITY OF APPLICANT IN CARRYING OUT HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

Reference Source: GRANTEE PERFORMANCE REPORT (March 14, 1977)

Refer to:	<u>Form</u>	<u>Page</u>	<u>Item Number(s)</u>
(A)	HUD-4070 (1-76)	1	2, 3b & 3d
(B)	do	8	8, 9, 11 & 12
(C)	do	13	26
(D)	do	14	26 & 28
(E)	do	15	28
(F)	do	16	28, 19, & 30
(G)	do	17	30
(H)	do	27	81

Reference Source: GRANTEE PERFORMANCE REPORT (March 14, 1977)

Refer to:	<u>Form</u>	<u>Page</u>	<u>Item Number(s)</u>
(I)	HUD-4070 (1-76)	28	94
(J)	do	33	114 & 115
(K)	do	44	124
(L)	do	45	124
(M)	do	47	126
(N)	do	48	128, 129 & 133
(O)	do	49	133
(P)	do	50	133 & 134
(Q)	do	51	134
(R)	do	52	134, 135, 136 & 137
(S)	do	54	141
(T)	do	58	158
(U)	do	59	168, 177, 178 & 187
(V)	do	60	188 & 191

H. FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

1. Status of Environmental Clearance

 X Assessment has not begun. Estimated starting date: January 1978
 Assessment underway. Date assessment will be completed:
 Finding made. Project does not require an EIS.
 Finding made. Project requires an EIS. (EIS underway)
 X Estimated date for completion of environmental clearance: March 1978
 Environmental clearance completed. Request for Release of Funds
is attached.

2. Status of Other Required Local Actions

None required.

3. Administrative and Legal Mechanisms

The City of Boston will be the recipient of the UDAG funds. The Office of Program Development will be responsible for managing and administering the project and will direct other City Departments as appropriate in carrying out the activities proposed in this application.

4. Project Schedule

<u>Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
<u>Residential Revitalization</u>	1978	1980
<u>Sav-Mor Area</u>		
Rehabilitation Advances		
Code Enforcement		
Rehabilitation Incentive Program-		
Absentee-Owned Structures		
Homesteading		
Streets, Sidewalks, Lighting		
Orchard Park Public Housing	1978	1980
(begin renovation program)		
<u>Business District Revitalization</u>		
<u>Dudley Station</u>		
<u>Grove Hall</u>		
Physical Improvements	1978	1980
<u>Job Training Center</u>	1978	1978

PART V

EVIDENCE OF PRIVATE AND OTHER PUBLIC COMMITMENTS



Marvin E. Gilmore, Jr.
General Manager

January 20, 1978

Honorable Kevin H. White, Mayor
City of Boston
City Hall
City Hall Plaza
Boston, Massachusetts

Dear Honorable Mayor White:

On behalf of the Community Development Corporation of Boston, Inc., I would like to take this opportunity to offer both praise and continued support for the City's initiative and creativity for the development of the Boston Plan. I have reviewed both the Boston Plan and the City's application for HUD's proposed Urban Development Action Grant. The City's Urban Development Action Grant application clearly demonstrates how the City can effectively utilize Federal financial assistance to coordinate and organize a development process that will remedy some of our city's major problems and preserve Boston as a viable place to live and work.

The Community Development Corporation of Boston, Inc. (CDC) is a private non-profit economic development organization whose main objectives include: (1) To expand employment for community residents; (2) To develop new and well-planned manufacturing facilities; (3) To revitalize underutilized land in the community through well planned site improvements; and (4) To provide community control and direction over the local economy. The CDC of Boston receives its grants from the U.S. Department of Commerce (Economic Development Administration), Boston's Community Development Block Grant and Private Foundations.

Currently, the CDC of Boston along with the Economic Development and Industrial Corporation of Boston, Inc. (EDIC) are co-developing the CrossTown Industrial Park which is contiguous with the Orchard Park Public Housing Project. The CrossTown Industrial Park is approximately 40 acres of vacant and blighted land located at Massachusetts Avenue and Albany Street which lies adjacent to the proposed CrossTown Arterial Street up to Eustis Street on its western boundary.

To date, the CDC of Boston has secured the Digital Equipment Corporation of Maynard, Mass. as the Park's first major anchor tenant. Construction of Digital's 58,000 square foot manufacturing facility on a 5.5 acre site is expected to begin this summer. The combined private and public investment has been projected at approximately \$2.9 million. Once completed, the facility will provide upward of approximately 300 permanent jobs.

COMMUNITY DEVELOPMENT CORPORATION OF BOSTON, INC.

Developer of CrossTown Industrial Park

801 ALBANY STREET, BOSTON, MASSACHUSETTS 02119, TELEPHONE (617) 442-2114, 5, 6

Honorable Kevin H. White, Mayor
January 20, 1978
Page 2

Along with the Digital Project the CDC of Boston is developing final plans to completely renovate the Baltimore Brush Building an existing multi story manufacturing facility to be used as "incubator space" for small and minority owned businesses. Through EDA's assistance a total investment of \$1.8 million is anticipated that will produce and additional 100 permanent jobs for the community. Continued development activities for the remaining acreage will provide increased job opportunities for local residents and create an improved standard of living for what is now an economically depressed area.

Of particular concern to the CDC of Boston is the City's effort to restore and improve the Orchard Park Public Housing Project. Due to the close proximity of Orchard Park to the CrossTown Industrial Park, I can not emphasize enough the significance of the City's proposal to make both structural and aesthetic improvements to this particular residential area. The upgrading of Orchard Park will most certainly enhance the marketability and viability of the CrossTown Industrial Park.

With regard to Blue Hill Avenue, industrial development, the commercial revitalization of Grove Hall, the upgrading of residential neighborhoods, the restoration of the Orchard Park Housing Project and improvements in transportation linkages constitute the necessary components that will provide continuity and consistency for overall economic and social betterment for our community residents.

It is the benefits from these projects that can stimulate our youth, encourage our middle aged, and provide security for our senior citizens. The joint efforts and participation between the City of Boston, its agencies, community groups and citizens are to be commended for their concerns and tireless dedication in fulfilling the needs of our communities through the proposal set forth in the City's application for Urban Development Action Grant funding.

Again, I would like to thank you and your colleagues for your continued efforts to transform the Boston Plan into a reality. In our effort to attract new industry into the City and create new employment for our neighborhoods, the CDC of Boston stands ready to continue our support and assistance in bringing the Boston Plan to its fruition.

Respectfully,

Marvin E. Gilmore, Jr.
General Manager

MEG/bc

GROVE HALL DEVELOPMENT COUNCIL

460 BLUE HILL AVENUE

ROXBURY, MA 02121

January 17, 1978

Mayor's Office/City of Boston
City Hall Plaza
Boston, Massachusetts

Attention: Office of Program Development

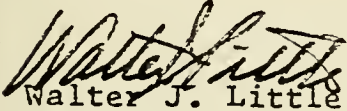
To Whom It May Concern:

The Grove Hall Development Council, an organization representing, The Prince Hall Grand Lodge, The Muslim, Mosque II, United Community Construction Workers, Freedom House Community Center, Grove Hall Merchants, Property Owners Association and the Ministerial Alliance, would like to express its support for the application for funds, under the Housing and Urban Development Department, Urban Development Action Grant, for the purpose of making public improvement in the Grove Hall area and along Blue Hill Avenue in Roxbury.

The proposed public improvements are consistent with the development efforts that are being initiated by the Grove Hall Local Development Corporation. This program emphasizes preservation and rehabilitation of existing commercial structures and the availing of property and business ownership opportunities to local residents in conjunction with the Banking Insurance and Small Business Administration's participation. A commitment for financing from a local bank will enable the rehabilitation program to start in the Spring of 1978, however, a great need exist for some public improvement as a demonstration of support for our organizations efforts to turn the neighborhood around.

It is, in our opinion, an opportunity to link the community, public and private sectors efforts in a common bond to gain an economic benefit for an inner city neighborhood revitalization program.

Sincerely,


Walter J. Little
President

MGIC Investment Corporation

s Kipp
ial Vice President

January 13, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

Dear Andy:

Thank you for your follow-up letter to the January 6 meeting concerning the extension of the Homestead Program into the Blue Hills Segment of the Boston Plan.

Steve Pasko, our chief underwriter out of Philadelphia, has a date with Frank Tate on January 18 to inspect the subject area and review the program.

Following this I anticipate forwarding you a letter stating MGIC's willingness to insure Homestead loans in the Blue Hills segment, up to the approximate maximum of \$600,000, and, subject to qualified borrowers.

We look forward to being a part of this commendable program with the Boston area lenders.

Sincerely,



Charles Kipp
Regional Vice President

cc: Frank Tate
Steve Pasko

1st american BANK FOR SAVINGS

COLUMBIA ROAD, BOSTON, MASSACHUSETTS 02125 617/436-1500

January 24, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Boston City Hall, Room 812
Boston, MA 02201

Dear Mr. Olins:

The First American Bank for Savings supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, the First American Bank for Savings is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

The First American Bank for Savings will join with other financial institutions to create a Mortgage Lending Pool for up to 30 Homestead properties, representing a permanent mortgage commitment of approximately \$600,000.

As discussed at the meeting January 6, the First American Bank for Savings is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

Very truly yours,

William J. Collins
William J. Collins
Vice President

WJC/moc



MERCHANTS CO-OPERATIVE BANK

125 TREMONT AT PARK STREET
BOSTON, MASSACHUSETTS 02108
542-6050

ANDREWS S. MACALASTER
CHAIRMAN OF THE BOARD

January 19, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

Dear Andy:

In response to your letter of January 10th, it should be well felt by the city that the Merchants is most concerned about the upgrading of neighborhoods, both residentially and commercially.

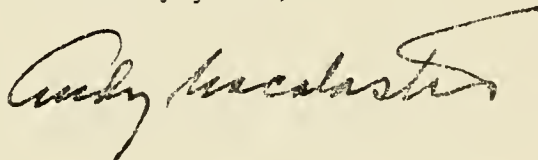
We were among the first to join N.H.S. activities and are by far the largest cooperative contributor to the operating fund. We begged to be a part of the Mortgage Review Board and after more than a year it was a Merchants' officer who joined.

Although, another Coop now exceeds our size, for most of the recallable past we have been the City's (and the State's) largest Coop. We have tried to act as well as be the leader.

We bought City Bonds at a time of difficulty. We eagerly merged to put us and our interests in place in Dorchester and Roslindale. Mrs. Koplow prevented our doing the same in Mattapan. We built in Allston--one of the very very few new buildings for banking except for the giant mutual savings banks. We have fully one-third of all our loans in the county!

We are with you. As the City moves to improve the services needed to revitalize and maintain Blue Hill Avenue, as well as other areas, the Merchants will be beside you step-by-step.

Sincerely yours,



Chairman of the Board
and President

ASM/ams

HOME SAVINGS BANK

A MUTUAL BANK - INCORPORATED 1869



723-1600

GEORGE H. ELLIS
PRESIDENT
AND
CHIEF EXECUTIVE OFFICER

January 24, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Olins:

The Home Savings Bank supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, Home Savings Bank is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

It is our understanding that the present objective is to provide financing for as many as 30 Homestead properties that will qualify for our normal mortgage lending in the chosen area. We are fully prepared to participate in such financing of what may eventually total approximately \$600,000. for the participating financial institutions.

As discussed at the meeting January 6, the Home Savings Bank is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

Sincerely,

George H. Ellis
President and
Chief Executive Officer

CHE:EG

-39-



Richard A. Jones
Senior Vice President

Mutual Bank For Savings
1188 Centre Street
Newton Centre, Mass. 02159
(617) 969-7500

January 23, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Olins:

The Mutual Bank For Savings supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, Mutual Bank is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

Mutual Bank will join with other financial institutions to create a Mortgage Lending Pool for up to 30 Homestead properties, representing a permanent mortgage commitment of approximately \$600,000 by all of the institutions.

As discussed at the meeting January 6, Mutual Bank is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

We are pleased to commit \$60,000 specifically for the first phase of this Plan.

Yours truly,

Richard A. Jones
Senior Vice President

RAJ:jak

SUFFOLK
FRANKLIN
SAVINGS BANK



HERBERT W. GRAY
PRESIDENT

45 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110
TELEPHONE 617 482-7530

January 25, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

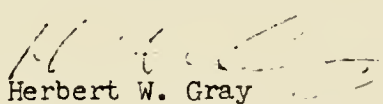
Dear Mr. Olins:

The Suffolk Franklin Savings Bank supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, Suffolk Franklin Savings Bank is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

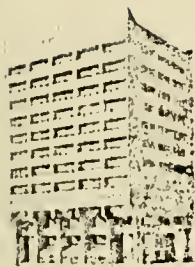
Suffolk Franklin Savings Bank will join with other financial institutions to take its fair share of completed loans of the 30 Homestead properties in the Blue Hill Avenue segment of the Boston Plan.

Suffolk Franklin Savings Bank is committed to work with the City to design and implement additional housing programs as specific plans are developed.

Very truly yours,


Herbert W. Gray

HWG/h



The Provident

Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

18 January, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Office of the Mayor
City Hall
Government Center
Boston, Massachusetts 02201

Dear Andy:

The Provident is happy to continue its role in the home-
steading program of the City.

We, too, believe that it is possible for rehabilitation
of existing housing to induce more people to want to return to
urban living. Any assistance in recreating a desire to live
in these areas where there are good basic living structures
will be beneficial not only for the City, but also beneficial
for the Provident's depositor.

Very truly yours,

Norman McIntosh

NMcI:lem



WORKINGMENS CO-OPERATIVE BANK

LAFAYETTE 3 4280

EVERETT P POPE
PRESIDENT

30 CONGRESS STREET
BOSTON MASS 02109

January 13, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812, Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Olins:

The Workingmens Co-operative Bank supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, Workingmens Co-operative Bank is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

The Workingmens Co-operative Bank will join with other financial institutions to create a Mortgage Lending Pool for up to 30 Homestead properties, representing a permanent mortgage commitment of approximately \$600,000.

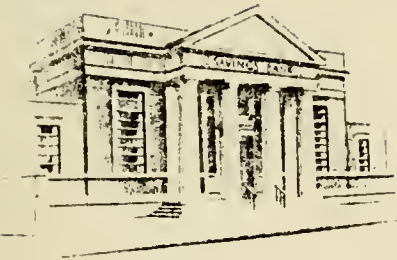
As discussed at the meeting January 6th, the Workingmens Co-operative Bank is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

Very truly yours,



Everett P. Pope

EPP:rc



South Boston Savings Bank

MAIN OFFICE 460 BROADWAY · SOUTH BOSTON, MASSACHUSETTS 02127 · (617) 231-1100

BRANCH OFFICE 740 GALLIVAN BOULEVARD · DORCHESTER, MASS. 02119

PAUL A. ARCHIBALD
ASSISTANT VICE PRESIDENT

January 17, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812, Boston City Hall
Boston, Massachusetts 02201

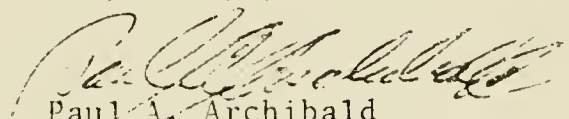
Dear Mr. Olins:

The South Boston Savings Bank supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition to our commitment to Boston and the strength of its neighborhoods, South Boston Savings Bank is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

The South Boston Savings Bank will join with other financial institutions to create a Mortgage Lending Pool for up to 30 Homestead properties, representing a permanent mortgage commitment of approximately \$600,000.

South Boston Savings Bank is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

Very truly yours,


Paul A. Archibald
Assistant Vice President



**The
Boston
Five**

Peter J. Blampied, Sr. V.P.
Director of Mortgage Division

The Boston Five Cents Savings Bank
Ten School Street
Boston, Massachusetts 02108
Telephone 617 742-6000

January 13, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 022-1

Dear Mr. Olins:

The Boston Five Cents Savings Bank supports the new approach to urban revitalization embodied in the Boston Plan: development of a partnership between the City and the private sector to maximize the impact of federal programs and to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and the strength of its neighborhoods, The Boston Five is committed to participate in the Blue Hill Avenue segment of the Boston Plan.

The Boston Five will join with other financial institutions to create a Mortgage Lending Pool for up to 30 Homestead properties, representing a permanent mortgage commitment of approximately \$600,000.

As discussed at the meeting January 6, The Boston Five is committed to work with the City to design and implement additional housing programs that are keyed to the revitalization of Blue Hill Avenue specifically and the Boston Plan generally.

Sincerely,


Peter J. Blampied
Director of Lending Division

PJB:ljp



Charlestown Savings Bank 55 Summer Street · Boston, Massachusetts 02110 · (617) 482-2600

JOHN E. WILKINSON

Chairman of the Board
and
Chief Executive Officer

January 16, 1978

Mr. Andrew M. Olins
Special Assistant to the Mayor
Room 812
Boston City Hall
Boston, Massachusetts 02201

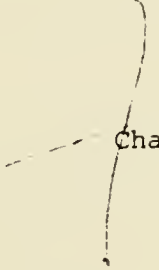
Dear Andy:

I very much appreciated hearing about the City's involvement in the re-development of the Blue Hill Avenue segment of the Boston Plan, and this is to advise you that the Charlestown Savings Bank supports this approach. We have always been active in the financing of the existing housing stock in various segments of Boston, and we welcome the opportunity to develop a partnership with the City to maximize the impact of federal programs designed to revitalize inner-city residential neighborhoods. In recognition of our commitment to Boston and its many neighborhoods, Charlestown Savings Bank will be delighted to participate in the renovation and rejuvenation of the Blue Hill Avenue section of Boston, and this letter constitutes our commitment to work closely with all parties concerned.

The Charlestown Savings Bank will commit to take its fair share of approximately 30 Homestead properties representing a total mortgage commitment by all banks of somewhere in the vicinity of \$600,000.

Charlestown Savings Bank has publicly proclaimed its commitment to work with any and all programs dedicated to improving urban neighborhoods. In this respect, you have our commitment to work with the City in conjunction with additional housing programs that are keyed to the revitalization of Blue Hill Avenue and other areas of Boston.

Sincerely,


Chairman of the Board

JW:dW

10756

100 State Street, Suite 1517
Boston, Massachusetts 02110

Subject: Boston - Southwest Corridor - Segment One
Crosstown Arterial
75% Preliminary Plan Review

HA-MA

November 29, 1977

Mr. Robert T. Tierney
Chief Engineer
Department of Public Works
Boston, Massachusetts

Dear Mr. Tierney:

We have completed our review of the subject 75% plans submitted with the
September 21, 1977 letter.

Our design review comments have been discussed at a meeting held in the District
Office on November 16, 1977. Attendees included:

FW	-	J. Boland, F. Scalese, P. Kutrubes, J. Murphy, D. DiRico, F. DeIeso, A. Romano
City of Boston	-	R. Drummond, R. Erickson, W. Barbato
OTC	-	A. Pangaro (SWCC)
DOT	-	N. Jappes, D. Costa, W. Bray, P. Moran
FHWA	-	A. Morrison

Numerous plan revisions were mutually agreed upon and FHWA's marked-up plans and
specifications were loaned to the consultant, at his request, to facilitate his
work of implementing the revisions.

Other Major FHWA Comments

- The depth of pavement structure and water line issues are the subject of our
November 23, 1977 letter.
- None of the proposed work is eligible for federal-aid Interstate funds.
- The proposed MBTA power line relocation work at Massachusetts Avenue and Albany
Street is ineligible for any federal-aid funds.

-more-

10756

-2-

4. The relocation of MBTA column 1060E should: (1) be reviewed by the Department and a copy of design calculations forwarded to FHWA, (2) have 4 feet of cover over its foundation and (3) be consistent with the existing foundation.
5. The proposed full width smoothed granite block crosswalk whose cost per sq. yard is approximately \$80 appears to have mainly aesthetic benefits; the safety benefits are arguable, given the slipperiness of a smooth granite surface when wet, and unsupported by facts. We are unable to justify the use of Federal-aid funds on such an expensive crosswalk treatment, the estimated cost of which is reported to be \$140,000.00.

However, a single line of granite blocks to define the crosswalks is an alternative which we could accept.

6. Bicycle signing should conform to the requirements of Part IX MUTCD.
7. The newly developed sign for narrow bridges should be employed where there are reductions in roadway width as in the introduction of neckdowns.
8. The 40' reserved strip north of the Arterial should be identified as a "Transportation Corridor" on the plans and other pertinent documents.
9. The placement of all traffic signals and wheelchair ramps will be restudied with first priority given to traffic signals for choice of location.
10. The status of the old buildings adjacent to the Southeast corner of the intersection of the Crosstown Arterial and Washington Street should be clarified regarding the applicability of section 106 of the National Historic Preservation Act. Similarly, appropriate data should be furnished this office to support the BRA's claim that ROW required in front of Derby Park is not park land.

Sincerely yours, RECEIVED

N. J. Van Ness
Division Administrator

EDWIN P. HOLAHAN

By: Edwin P. Holahan
Assistant Division Administrator

cc: J. Oliver - DPW - Boston
F. DeIeso - DPW - Boston
A. Pangaro - SWCC

PART VI

SUMMARY OF PROPOSED EXPENDITURES

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ACTIVITY	SOURCE OF FUNDS				TOTAL COST
	UDAG	PRIVATE	STATE	OTHER PUBLIC	
Land acquisition	\$ 0	\$ 0	\$ 0	\$ 85,000	\$ 85,000
Streets & site improvements	2,730,000	0	0	475,000	3,205,000
Parking facilities	0	0	0	0	0
Foundations & platforms	0	0	0	0	0
Pedestrian malls	0	0	0	0	0
Water & sewer facilities	0	0	0	875,000	875,000
Clearance & demolition	240,000	0	0	100,000	340,000
Rehabilitation					
a. Commercial	0	1,400,000	0	1,200,000	2,600,000
b. Industrial	452,000	750,000	0	1,252,000	2,454,000
c. Residential	3,750,000	6,750,000*	0	1,300,000	11,800,000
Construction					
a. Commercial	0	0	0	0	0
b. Industrial	0	2,800,000	0	863,000	3,663,000
c. Residential	0	0	0	0	0
Relocation	0	0	0	0	0
Other (list)					
a. Crosstown Street	0	0	3,000,000	7,000,000	10,000,000
b. 1979-80 CDBG	0	0	0	7,500,000	7,500,000
c. CETA Programs (1978-1980)	0	0	0	4,800,000	4,800,000
d. Training/Education	0	0	0	832,000	832,000
Administrative costs (2%)	143,400	0	0	0	143,000
Subtotal (sum of line 1 through 12)	<u>7,315,400</u>	<u>11,700,000</u>	<u>3,000,000</u>	<u>26,282,000</u>	<u>48,297,400</u>
Contingencies (Not to exceed 10% of line 13)(5%)	365,800	0	0	0	365,800
Program income	0	0	0	0	0
Total cost	<u>\$ 7,681,200</u>	<u>\$11,700,000</u>	<u>\$3,000,000</u>	<u>\$26,282,000</u>	<u>\$48,663,200</u>

* 1,350 units @ \$3,150,000 and 60 mortgage transactions per year for three years @ \$3,600,000.

PART VII
CERTIFICATION

PART VII

ASSURANCES AND CERTIFICATION

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to apply for the grant, and to execute the proposed project
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 57C 454 (e) and that either
 - (i) any comments and recommendations made by or through clearing-houses are attached and have been considered prior to submission of the application; or
 - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Prior to submission of its application, the applicant has:
 - (i) prepared and followed a written citizen participation plan, which plan provides the opportunity for citizens to participate in the development of the application, with special attention to measures to encourage the statement of views and the submission of proposals by low- and moderate-income people and residents of blighted neighborhoods, and to scheduling hearings at times and locations which are convenient to all citizens;
 - (ii) provided citizens with adequate information concerning the amount of funds available for proposed activities, the range of activities that may be undertaken, and other important program requirements;
 - (iii) held public hearings to obtain the views of citizen, of which at least one hearing was held on needs which may be dealt with under this subpart, and at least one hearing was held on the application prior to official action authorizing submission of the application.
- (5) Its chief executive officer or other officer of applicant approved by HUD:
 - (1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and

- (5) Continued
- (ii) is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (6) The proposed project is consistent with the Community Development Program, the Housing Assistance Plan, and the Overall Economic Development Plan, where such plan exists, is in effect, and is required by law or administrative action to be consistent with the Community Development Program.
- (7) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.
- (8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.
- (10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
- (11) It will comply with:
- (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part I), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
- (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively

(11) Continued

further fair housing in the sale or rental of housing, the financing of housing, and provision of brokerage services within the applicant's jurisdiction.

- (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
- (iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
- (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally-assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(12) It will:

- (i) In acquiring real property in connection with the urban development action grant program, be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof;
- (ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and
- (iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).

(13) It will:

- (i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;
- (ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
- (iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;
- (iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
- (v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.

(14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.

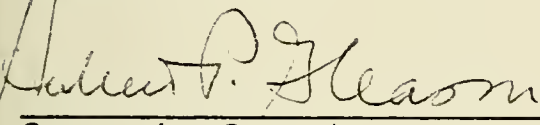
(16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

(17) It will insure that the facilities under its ownership, lease, or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be utilized in the project is under consideration for listing by the EPA.

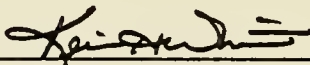
- (18) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1976. Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
- (19) It will require the facility to be designed to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A117.1-1961, as modified (41 CFR 101-17.703). The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

Approved as to form:

CITY OF BOSTON

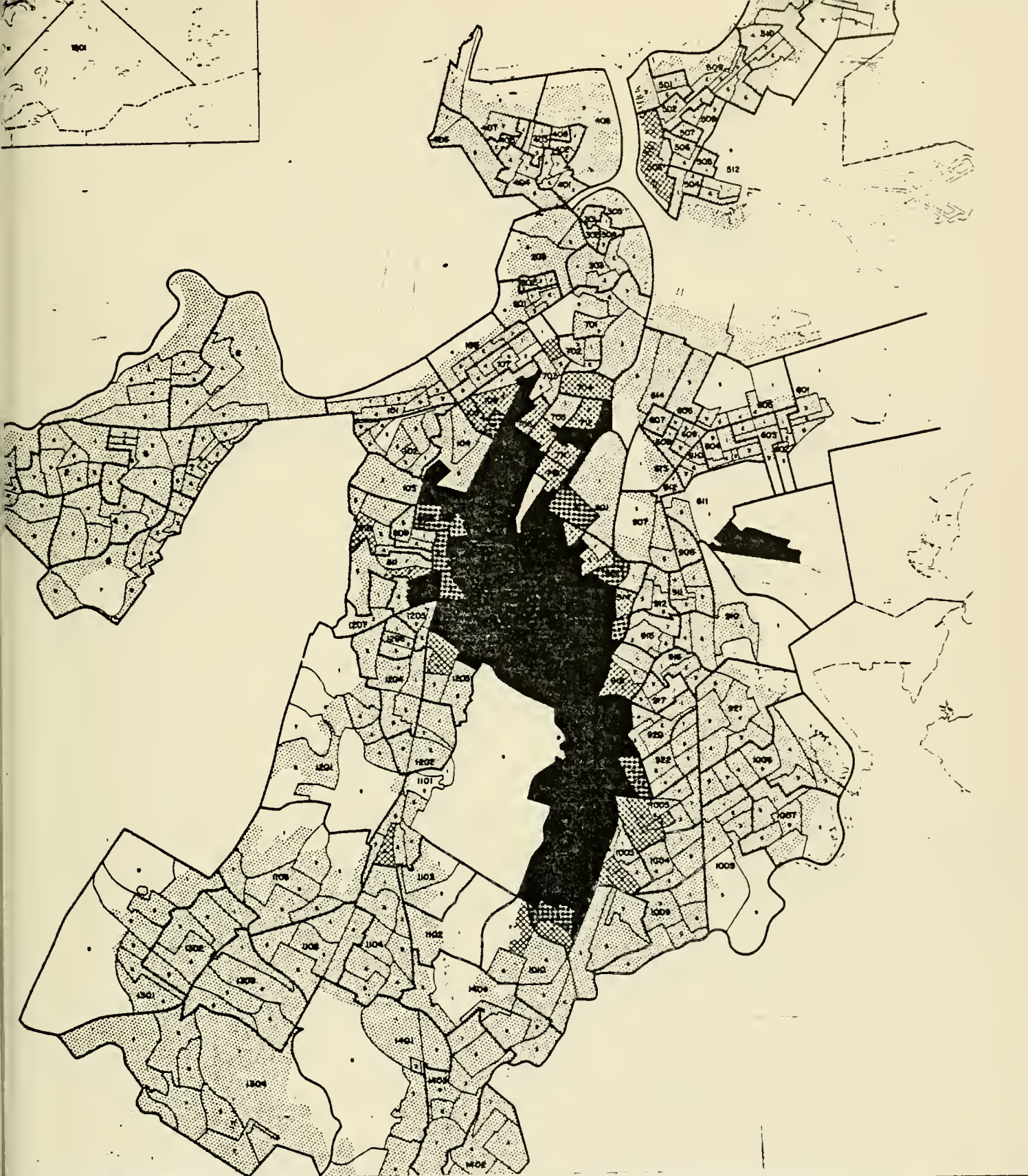


Corporation Counsel

By: 

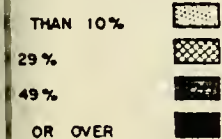
Mayor

PART VIII
MAPS



CONCENTRATIONS OF MINORITY GROUPS

PERCENT BLACK 1970



0 1 2 MILES

MAP B

BOSTON REDEVELOPMENT AUTHORITY



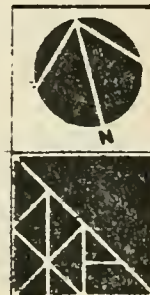
CONCENTRATIONS OF LOW INCOME PERSONS

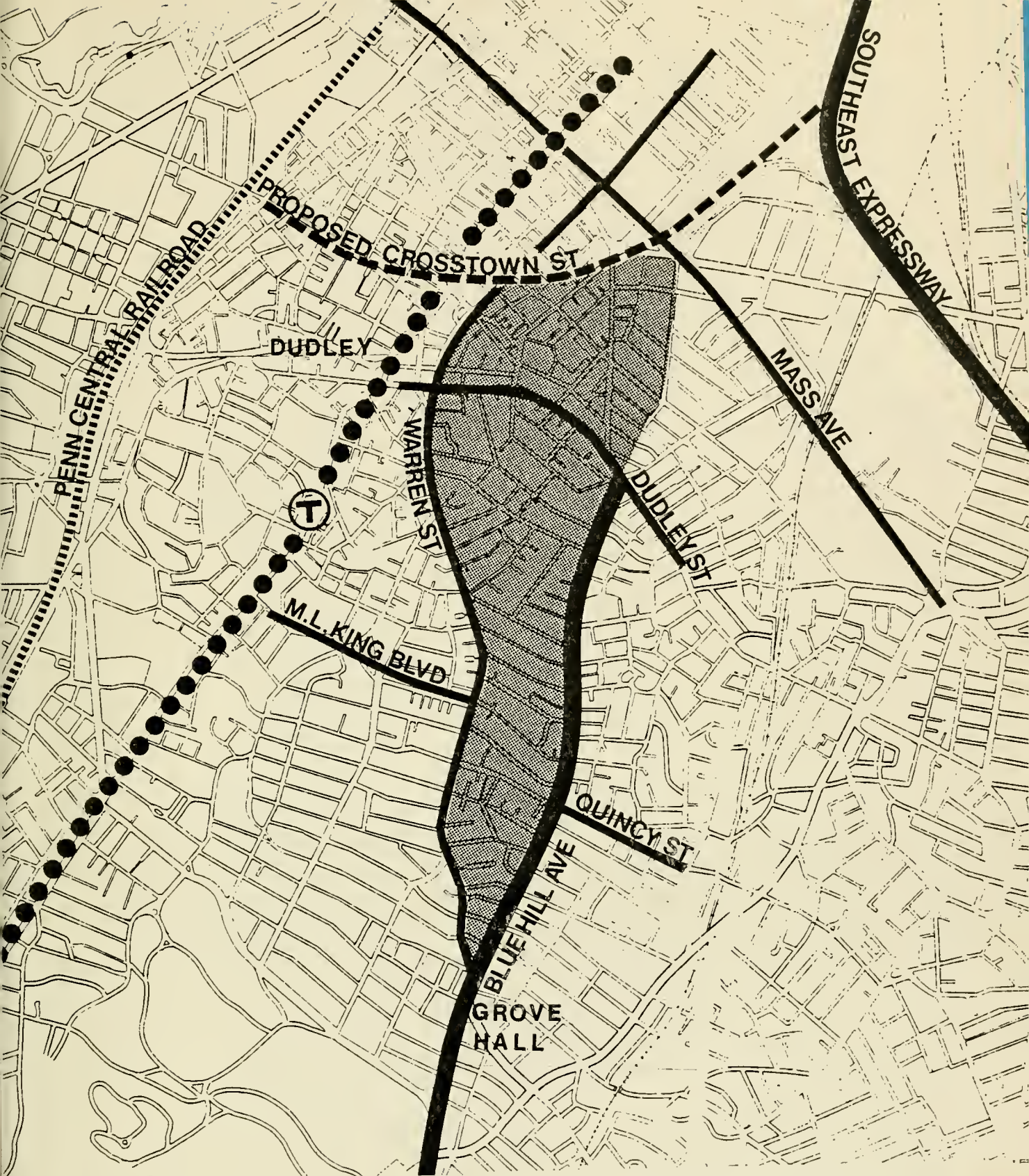
PERCENT OF FAMILIES
WITH INCOME LESS THAN
\$5,000 PER YEAR

LESS THAN 20%
20-49%
50% OR OVER

0 1 2 MILES

MAP C





LOCATION OF PROPOSED PROJECT AND ACCESS

- PROJECT AREA
- TRANSIT
- ARIAL STREET
- PROPOSED ARTERIAL STREET
- ROAD

0 1,600 3,200 MILES

MAP D

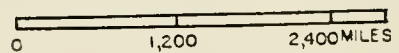




PROJECT LOCATION AND GENERALIZED LAND USE

- PROJECT AREA 
- DESIGNATED CROSSTOWN STREET 
- RESIDENTIAL 
- COMMERCIAL 
- INDUSTRIAL 

INSTITUTIONAL 



MAP E

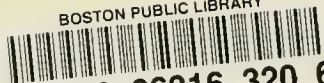


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